



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/2/2013

TO: CAL FIREFROM: Schiani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00040 COAL13-0098 SAMERJAN – Proposed lot line adjustment to take two non-conforming lots (21.48 and 32.16 acres) and adjust lot line on Toro Creek Rd to reconfigure into two non-conforming lots of equal size (27.14 and 27.12 acres).
APN: 046-212-010

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

BASED UPON PROPOSAL BEING A SIMPLE LOT LINE ADJUST
AND AFTER CONDUCTING A SITE REVIEW -
"NO COMMENT" BY CAL FIRE / COUNTY FIRE.

Date: 12/13/13Name: G. Siong
#147Phone: 543-4244



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo, CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

December 20, 2011

To: All Surveyors and Engineers

Subject: Title Used on Lot Line Adjustment Maps

Ladies and Gentlemen:

Effective immediately, all lot line adjustment maps, submitted as required by San Luis Obispo County Real Property Division Ordinance Section 21.02.030(b)(3), shall not use the term "tentative" in the map title. Said ordinance requires submittal of a lot line adjustment map and it shall be labeled accordingly.

The map should not be labeled "Tentative Lot Line Adjustment Map" as many have been in the past. All lot line adjustment maps shall be specifically labeled "Lot Line Adjustment Map COAL _____." Any lot line adjustment map submitted that is not labeled correctly will be returned for correction prior to further processing.

The term "tentative map" shall only be used for proposed subdivisions by parcel or final (tract) map. All tentative subdivision maps should be labeled accordingly as "Tentative Parcel Map," "Vesting Tentative Parcel Map," "Tentative Tract Map," or "Vesting Tentative Tract Map."

Please contact me if you have any questions and thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Doug Rion".

DOUG RION
County Surveyor

File: CF 770.10.05 - Surveyors General

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FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 12/2/2013

TO: PW

DEC 3 2013

FROM: Schiani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF PUBLIC WORKS

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PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached checklist with comments. Recommend conditional approval for access easement over Parcel 2 for the benefit of Parcel 1.

Date

12/10/13

Name

D. Rion

Phone

x 5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

21.02.030 Lot Line Adjustment Check List

for project number

COAL 13 - 0098

Status	Item
✓	Title Report
0	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
0	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
✓	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
✓	Flood hazard. The location of all areas subject to inundation or stormwater overflow.
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
✓	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable 0 = Requires Compliance ✓ = Completed

COMMENTS:

0 Proposed parcels exceed maximum 3:1 Depth/Width ratio per 21.03.010(e)(3)

0 Line between exist parcels is not dimensioned

* Remove "Tentative Map" from title. "Lot Line Adjustment Map" is the correct title. See attached letter.

* Proposed Parcel 1 will require an easement over proposed Parcel 2 for access along existing Toro Creek Road.

A Title report legal description states property is within the City of Atascadero. It is not.